

# Unit 2022 - Grand View Palace

2022 - 7601 E Treasure Dr, North Bay Village, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11812749  
 Status: Active  
 Size: 1,030 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Additional Spaces Available  
 View:  
 List Price: \$450,000  
 List PPSF: \$437  
 Valuated Price: \$402,000  
 Valuated PPSF: \$390

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 513  
 Number of active listings for rent: 9  
 Number of active listings for sale: 36  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

## Building Association Information

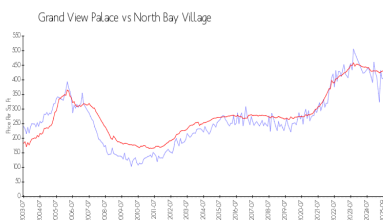
Grandview Palace Condominium Association, Inc  
 (305) 861-7512  
 management office: (305) 861-7512

<https://>

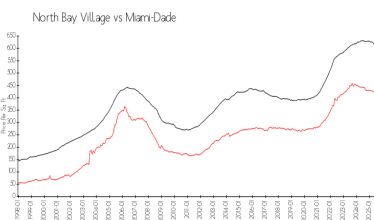
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
512	1,030 sq ft	Nov 2025	\$320,000	\$311
2018	1,061 sq ft	Nov 2025	\$475,000	\$448
1214	1,030 sq ft	Oct 2025	\$395,000	\$383
1622	1,030 sq ft	Oct 2025	\$510,000	\$495
824	1,030 sq ft	Oct 2025	\$340,000	\$330

## Market Information



Grand View Palace: \$356/sq. ft.  
 North Bay Village: \$431/sq. ft.



North Bay Village: \$431/sq. ft.  
 Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Grand View Palace 7%  
 North Bay Village 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Grand View Palace	93 days
North Bay Village	86 days
Miami-Dade	77 days